

2401, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2351193

\$315,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Remote control

RARE 3-BEDROOM, 2-BATHROOM TOP-FLOOR CORNER UNIT WITH STUNNING SOUTH-FACING VIEWS! Welcome to this beautifully upgraded, AIR-CONDITIONED 832 SQ.FT. apartment in the sought-after Legacy Park I complex! If you've been searching for a bright, spacious home with an excellent layout, plenty of natural light and a fantastic location, THIS IS IT! OVER \$23,000 IN BUILDER UPGRADES! The gorgeous kitchen features extended cabinetry, upgraded appliances, a stylish backsplash and a convenient island, perfect for everyday living and entertaining. HIGH-QUALITY LAMINATE AND TILE FLOORING throughout the entire unit means NO CARPET! The spacious SOUTH-FACING LIVING ROOM is flooded with natural light and opens onto your PRIVATE BALCONY, where you can relax, enjoy the sunshine and take in the beautiful views of south Calgary. THREE GOOD-SIZED BEDROOMS offer plenty of flexibility for families, guests or a home office. One of the bedrooms is particularly bright, featuring TWO LARGE WINDOWS facing SOUTH and WEST! The PRIMARY BEDROOM includes its own WEST-FACING WINDOW and PRIVATE 3-PIECE ENSUITE. A second full bathroom completes this very functional floor plan. PARKING & STORAGE? YOU'VE GOT BOTH! This unit comes with a TITLED UNDERGROUND PARKING STALL, conveniently located RIGHT BY THE ELEVATOR ENTRANCE! Even better, your ASSIGNED STORAGE LOCKER is located just steps away from your parking stall, making everyday life that much easier. QUALITY CONSTRUCTION & EXCELLENT COMPLEX! Legacy Park I was built by award-winning Brad Remington Homes and is a well-managed condominium complex with a healthy reserve fund. LOCATION, LOCATION, LOCATION! Everything you need is close by! WALK to a

large shopping plaza offering coffee shops, restaurants and everyday conveniences. A HIGH SCHOOL is located right across the street, and families will appreciate the nearby playground. Enjoy TWO BEAUTIFUL PONDS surrounded by walking pathways, or explore the expansive NATURAL RESERVE nearby, connecting to FISH CREEK PARK and the BOW RIVER pathway system! Whether you enjoy walking, cycling, spending time outdoors or simply having amenities at your doorstep, this location has it all! TOP FLOOR! CORNER UNIT! 3 BEDROOMS! AIR CONDITIONING! OVER \$23,000 IN UPGRADES! TITLED UNDERGROUND PARKING! Properties offering this combination of features don't come along every day. BOOK YOUR PRIVATE VIEWING TODAY!